

From: [Robert Werner](#)
To: [Gloria-Small Moran](#)
Cc: [Rafael Casanova](#); moore.gary@epa.gov
Subject: Falcon Refinery (06MC) - Should the 14.24 acre Barge Dock area be excluded from Site's 101.498 acres?
Date: 08/16/2012 01:09 PM
Attachments: [ATTYQXE.pdf](#)
[FalconRefinery_Deeds.pdf](#)

Gloria,

On 8/7/12 Rafael emailed the following information to me. Rafael's comments pertain to the RI's latest preliminary findings of contaminants on the 14.24 acre parcel of land that is being referred to as the "Barge Dock." This is the same property that Mr. Carroll asked if it could be excluded from the Site and, therefore, be used as collateral for a bank loan.

The dock area, which was previously owned by NORCO, and I am assuming the same area in question and now owned and operated by the current property owner, was identified as "Area of Concern [AOC] 4, Current Barge Docking Facility" and considered a part of the Site since it was "owned and operated" by NORCO. Soil samples were obtained from this AOC during the Phase I RI and "draft" data tables, previously submitted by NORCO's RI contractor, show that these soil concentrations exceeded RI screening levels (Note that exceedance of screening levels does not necessarily mean that a cleanup or remedial action is required). Our RACs contractor will be evaluating all data submitted by NORCO's RI contractor for usability for the upcoming RI and risk assessments.

Based solely upon the Site's originally described acreage and the RI's latest preliminary findings, the 14.24 acre parcel of land referred to as the "Barge Dock" was, and at this time should remain, a part of the 101.498 acre Falcon Refinery Site.

Bob
5.6724

----- Forwarded by Robert Werner/R6/USEPA/US on 08/16/2012 12:28 PM -----

From: Robert Werner/R6/USEPA/US
To: Rafael Casanova/R6/USEPA/US@EPA
Cc: Gloria-Small Moran/R6/USEPA/US@EPA
Date: 08/15/2012 11:50 AM
Subject: Falcon Refinery (06MC) - Should the 14.24 acre Barge Dock area be excluded from Site's 101.498 acres?

Rafael,

Mr. Jonathan Pitts Carroll has informed Gloria that he would like to use the 14.24 acre "Barge Dock" as collateral for a new bank loan. For this reason he would like to have the EPA exclude this area from the Site.

Mr. Carroll has told Gloria that he intends to use proceeds from the loan "for the Site."

Please advise Gloria if, based upon levels of contaminants found in already obtained soil samples taken from the 14.24 acre Barge Dock area, there is justification for this 14.24 acre



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area to be excluded from Site's 101.498 acres?

Please also advise Gloria if, based upon levels of contaminants found in already obtained soil samples taken from Tracts 1, 2, or 3, there justification for acreage from Tracts 1, 2, or 3 to be excluded from Site's 101.498 acres?

Reference the attached map and the boundary lines of the four parcels of land that illustrate the four parcels of land that comprise the NORCO Refinery Site. The combined acreage for these four parcels is approximately 101.498 acres.

A.	The "Barge Dock."	14.24 acres
B.	The "Refinery Land:"	
Tract 1	9.145 acres,	
Tract 2	50.113 acres	
Tract 3	<u>28.000</u> acres	
Total Refinery Land Acres		87.258 acres
	Total Acreage - NORCO Refinery Site.	101.498 acres

Bob
5.6724

TARGET SHEET

SITE NAME: FALCON REFINERY

CERCLIS I.D.: TXD086278058

TITLE OF DOC.: FALCONREFINERY_DEEDS.PDF

DATE OF DOC.: 08/16/2012

NO. OF PGS. THIS TARGET SHEET REPLACES: UNKNOWN

SDMS #: 9568795 RELATED #: 9567710

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